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THE ANDHRA PRADESH GAZETTE
PART-I EXTRAORDINARY
PUBLISHED BY AUTHORITY

No. 79]

HYDERABAD, THURSDAY, FEBRUARY 18, 2010.

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT

(L₁)

DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE OF THE LAND FROM RESIDENTIAL USE ZONE TO COMMERCIAL USE ZONE IN SITUATED AT GUTTALA BEGUMPET (V), SERILINGAMPALLY MANDAL, R.R.DISTRICT.

[Memo. No. 5112/I₁/2008, Municipal Administration & Urban Development, 11th February, 2010.]

The following draft variation to the land use envisaged in the notified Master Plan for Cyberabad Development Authority area, which is proposed in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No.8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, secretariat, Andhra Pradesh, Hyderabad - 500 022.

DRAFT VARIATION

The site in Plot No. 55 of Sy.Nos. Part of 43 and 44, situated at Guttala Begumpet (V), Serilingampally Mandal, R.R. District to an extent of 628.00 Sq.Mtrs (After Road widening) which is presently earmarked for residential Use Zone in the notified Master Plan for Cyberabad Development Authority area is now to be designated as Commercial Use Zone, Subject to the following conditions:

1. That the applicant shall pay development charges to Hyderabad Metropolitan Development Authority as per rules in force, before issue of final orders.
2. that the applicant shall pay balance processing fee to Hyderabad Metropolitan Development Authority before issue of final orders.

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3. That the development charges are not paid within thirty days, the orders of change of land use will be withdrawn without any further notice.
4. That the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
5. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
6. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
7. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorites i.e., Urban Development Authorites/Municipal Corporations/Municipalities before issue of building permission/ development permission, and it must be ensured that the best financial interests of the Government are preserved.
8. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
9. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorites should be obtained before approaching the municipal authorities for obtaining permission.
10. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
11. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
12. that the change of land use shall not be used as the proof of any title of the land.
13. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purposed as per Law.
14. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
15. that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
16. that the applicant shall handover the area affected under proposed 36.00 Mts. wide CDA Master Plan road to local body at free of cost.
17. that the proposal is considered subject to MRTS route alignment requirement.

SCHEDULE OF BOUNDARIES

NORTH : Existing 80' wide Jubilee Hills - Madhapur main road
 SOUTH : Sy.No.44 (part) of Guttala Begumpet (V)
 EAST : Village boundary of Shaikpet
 WEST : Sy.No. 44 (part) of Guttala Begumpet (V)

DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE OF THE LAND FROM RECREATIONAL USE ZONE TO RESIDENTIAL USE ZONE IN SOMAJIGUDA (V), AMEERPET (M) HYDERABAD DISTRICT.

[Memo. No. 19087/I₁ /2009, Municipal Administration & Urban Development, 10th February, 2010.]

The following draft variation to the land use envisaged in the notified Zonal Development Plan for Zone IV, Municipal area, which is proposed in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Developmenet Authority Act, 2008 (Act No.8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, secretariat, Andhra Pradesh, Hyderabad - 500 022.

DRAFT VARIATION

The site in T.S. No. 20/1/A and 20/2 (P) in Ward-87, Block-F, of Somajiguda (V), Ameerpet (M), Hyderabad District to an extent of 5608.60 Sq.Mtrs. Pocket-I and II, which is presently earmarked for Recreational Use Zone in the notified Zonal Development Plan for Zone No. IV, Municipal area is now proposed to be designated as Residential Use Zone, Subject to the following conditions:

1. That the applicant shall pay development charges to Hyderabad Metropolitan Development Authority as per rules in force, before issue of final orders.
2. that the applicant shall pay balance processing fee to Hyderabad Metropolitan Development Authority before issue of final orders.
3. That the development charges are not paid within thirty days, the orders of change of land use will be withdrawn without any further notice.
4. That the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
5. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
6. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
7. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities/Municipal Corporations/Municipalities before issue of building permission/ development permission, and it must be ensured that the best financial interests of the Government are preserved.
8. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
9. that after demolition of the existing building ,clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
10. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
11. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
12. that the change of land use shall not be used as the proof of any title of the land.
13. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
14. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
15. that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
16. that the applicant have to file a fresh declaration when they apply for layout or building permission to Greater Hyderabad Municipal Corporation as per the SOULC Memo No.A4/4206/107/06, dated : 31.08.06.

17. that the applicant shall handover the areas left for proposed 15.0 mtrs & 18.0 mtrs wide road to GHMC before undertaking development activity in the site under reference & to provide access to the extent of mosque.
18. that the applicant shall maintain 30.0 mtrs distance from Railway property.
19. that the GHMC shall ensure the natural drainage, channelization and width of the nala etc., at the time of Development permission.

SCHEDULE OF BOUNDARIES POCKET - I

NORTH : Open Land
 SOUTH : Mosque and proposed 50'-0" wide road
 EAST : Nala (proposed 60' -0" wide road) and Railway Line
 WEST : Pr.No. 6-3-1099/1/9 (Sri Nilaya Sagar View Apartment)
 and 30'-0" wide dead-end road

SCHEDULE OF BOUNDARIES POCKET -II

NORTH : Proposed 50'-0" wide road
 SOUTH : Open Land
 EAST : Nala (proposed 60' -0" wide road) and Railway Line
 WEST : Apartments.

T.S. APPA RAO,
Principal Secretary to Government.

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